

# oakhurst on monroe

a new mixed-use development in the heart of charlotte's thriving  
oakhurst neighborhood  
**AVAILABLE FOR LEASE:**

**1,200 SF Retail / Bakery**

## Tenants include:

## For Leasing Information:

Jonathan Beall

(704)962-0606

[jon@redpart.com](mailto:jon@redpart.com)

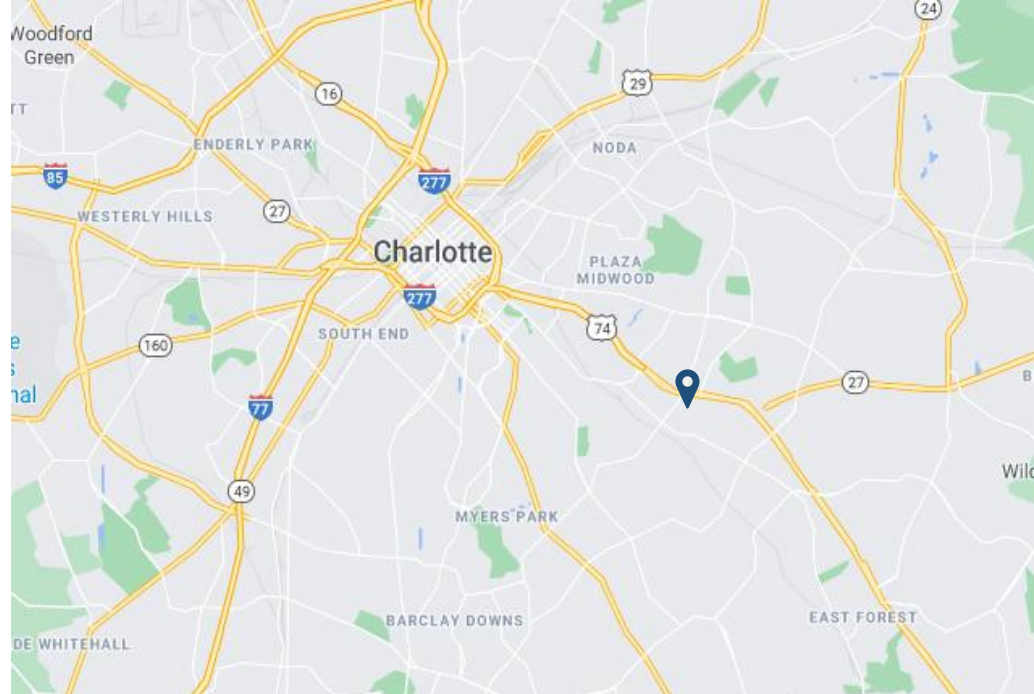


# OAKHURST on MONROE

Oakhurst on Monroe is an exciting mixed-use development in East Charlotte. This vibrant development features a 26,400 sq. ft. retail center hosting a diverse mix of local and national businesses, a new Everbrook Academy, State Employee's Credit Union, and 120 townhomes. Oakhurst on Monroe is a community hub for the Monroe Rd. corridor and the lively Oakhurst neighborhood. This thoughtfully designed development includes outdoor patios and community gathering spaces that are open for all tenants and their customers to enjoy.

## Property Overview

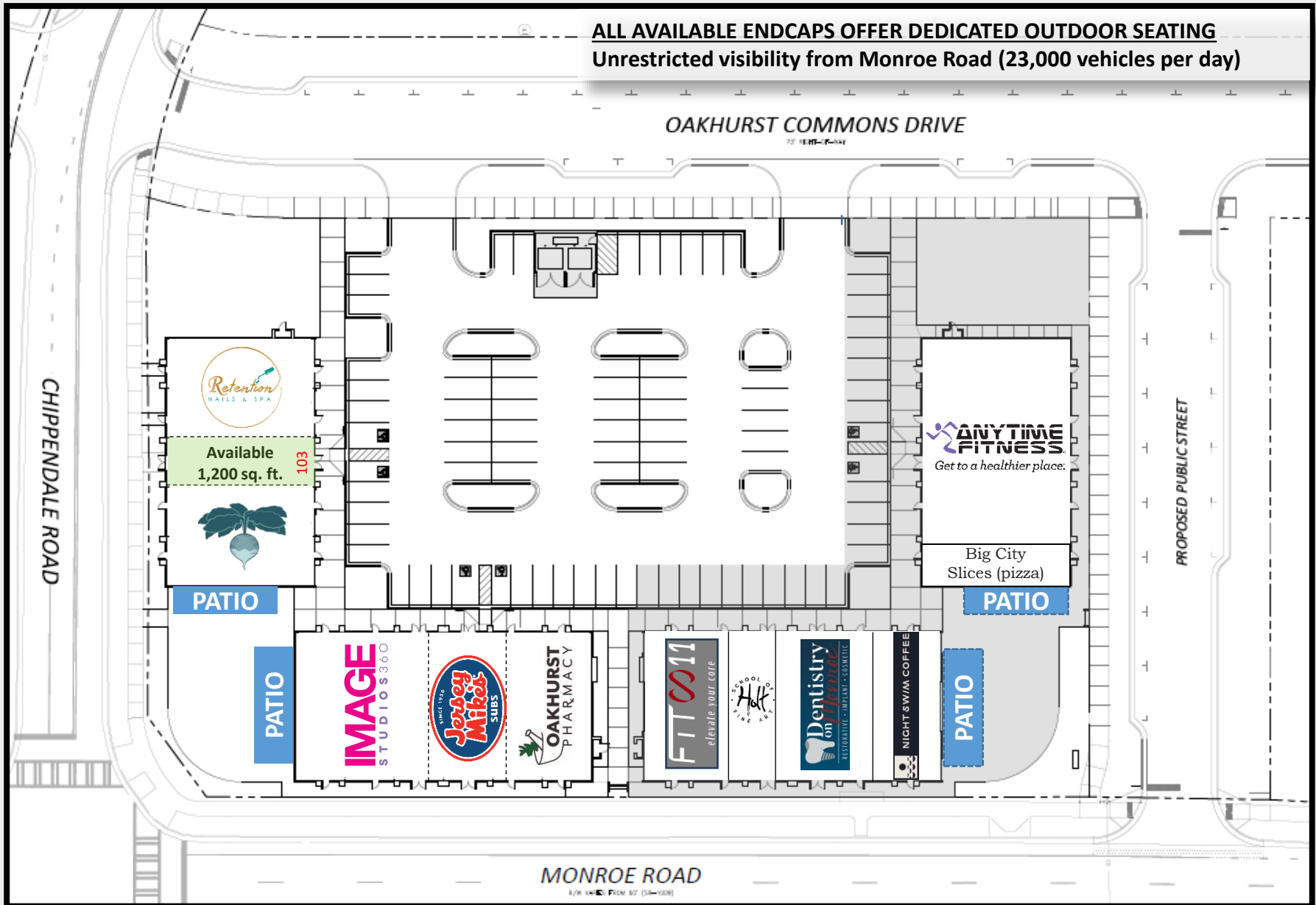
<b>Address</b>	1610 - 1640 Oakhurst Commons Dr. Charlotte, NC 28205
<b>GLA</b>	26,400 SF
<b>Available Space</b>	1,200 - 2,088 SF
<b>Traffic Counts</b>	23,000 VPD - Monroe Rd.
<b>Access</b>	Signalized Intersection -Full Access
<b>Visibility</b>	Unobstructed
<b>Parking</b>	4.43/1,000



## Demographic Summary

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>			
2024 Estimate	9,937	111,827	313,497
2029 Projection	10,471	117,839	332,276
Median Age	37	362	35.5
<b>Households</b>			
2024 Estimate	4,668	47,255	140,754
2029 Projection	4,918	49,837	149,515
<b>Income</b>			
Average Household Income	\$84,662.00	\$103,649.00	\$104,781.00
<b>Daytime Employment</b>			
Employees	4,203	49,795	203,078
Businesses	771	8,887	25,715

**ALL AVAILABLE ENDCAPS OFFER DEDICATED OUTDOOR SEATING**  
**Unrestricted visibility from Monroe Road (23,000 vehicles per day)**



**UNIT 103 – 1,200 sq. ft. (formerly SWIRL Bakery)**

**UNIT 301 – 2,088 sq. ft. (formerly NoDa Yoga)**





**Ryan  
Homes**  
120 townhomes

**Everbrook  
ACADEMY**

**SECU**  
South Carolina  
Education Credit Union

103

MONROE ROAD  
23,000 WPD

**LEASE RATE:**

**\$35 / sq. ft. (NNN)**

Vanilla shell delivery with existing improvements in place, including an exhaust hood.

**UNIT 103 – 1,200 SF – Previously Occupied by SWIRL Bakery**

**For Leasing Information Contact:** Jonathan Beall - RED Partners - (704)962-0606 - [jon@redpart.com](mailto:jon@redpart.com)





- Hundreds of new townhomes planned and under construction in the immediate area
- Located within 12 minutes of Uptown & Charlotte's core neighborhoods (Cotswold, Myers Park, Chantilly, Elizabeth, Plaza Midwood, NoDa, Eastover, South Park, etc.)
- +10,000 people living within 1 mile



**FOR LEASING INFORMATION & TO SCHEDULE A SHOWING**

**CONTACT:**

**JONATHAN BEALL  
RED PARTNERS  
(704)962-0606**

**[jon@redpart.com](mailto:jon@redpart.com)**